

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

December 5, 2012
Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Saturday, December 8, 2012. Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of December 4, 2012:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:
8. Annual Reorganization – Michael Ryan, Chairperson; Roseanna Petruzzelli, Vice-chairperson and Robert Cotter, Board Secretary
9. Case: P12-073 Minor Site Plan – Interim Use
 Applicant: K. Hovnanian at 77 Hudson St. Urban Renewal Co. LLC
 Attorney: Ron Shaljian
 Review Planner: Kristin Russell
 Address: 77 Hudson St.
 Block: 14506 Lots: 1
 Zone: Colgate Redevelopment Plan
 Description: Three banner signs: two are 12'x70', one is 25'x61'
 Decision: Approved with conditions.
10. Case: P12-088 Preliminary and Final Major Site Plan
 Applicant: 272 Grove Street Urban Renewal, LLC
 Attorney: Jon Campbell, Esq.
 Review Planner: Maryann Bucci-Carter, PP, AICP
 Address: 272 Grove Street
 Block: 14102 Lot: 1
 Zone: Majestic II Redevelopment Plan
 Description: Mixed use bldg with 106 DU, 21,013 sf of retail /Commercial & accessory indoor parking
 Decision: Approved.
11. Case: P10-051 Preliminary Major Site Plan with deviations
 Applicant: DJ Partnership
 Attorney: Jon Campbell
 Review Planner: Kristin Russell
 Address: 63-65 Fleet St.
 Block: 6806 Lot: 8
 Zone: Vacant Buildings Redevelopment Plan
 Description: Two new buildings on one through-lot with a total of 16 res. units and garaged parking.
 Deviations: Balconies
 Carried to December 18, 2012 regular meeting
12. Case: P12-035 Preliminary & Final Major Site Plan w/“c” variances
 Applicant: The Church of Jesus Christ of Latter-Day Saints
 Attorney: Charles J. Harrington, III, Esq.
 Review Planner: Kristin Russell
 Address: 40 Rt. 139
 Block: 5504 Lot: 1
 Zone: R-1, one- and two-family zone
 Variances: front yard setback, building coverage, building height, signage
 Decision: Approved.
13. Case: P12-027 Preliminary & Final Major Site Plan with “c” variances
 Applicant: New York Street LLC
 Attorney: Chuck Harrington
 Review Planner: Kristin Russell
 Address: 102 York St.
 Block: 14301 Lot: 13
 Zone: H – Historic - Paulus Hook
 Description: New 8-story mixed-use building with 8 residential units and ground floor Commercial
 “c” variances: lot area, lot width, side yard, rear yard, building coverage, lot coverage
 Decision: Approved with conditions.
14. Case: P12-090 Preliminary Major Site Plan with Deviations
 Applicant: PHM II Associates LLC
 Attorney: Charles Harrington
 Review Planner: Jeff Wenger
 Address: 2 Journal Square
 Block: 9403 Lot: 15
 Zone: Journal Square 2060 Redevelopment Plan
 Description: Construction of new 13 story, 240 unit, residential building.
 Deviations: Tower width, side yard setback, recreation space requirement, monument sign, and surface parking.
 Decision: Approved.
15. Proposed Amendment to the Colgate Master Plan to change Site 5 from Office to a Residential use block permitting ground floor retail tenants. **Withdrawn**
16. Case: P12- 089 Preliminary Major Site Plan
 Applicant: 99 Hudson Investment, LLC
 Attorney: Allen Magrini, Esq.
 Review Planner: Maryann Bucci-Carter, PP, AICP
 Address: 99 Hudson St. aka 108 Greene Street
 Block: 14507 Lot: 1
 Zone: Colgate Redevelopment Plan
 Description: One (1) Residential tower containing 609 dwelling units and ground floor retail, residential amenities and parking. **Withdrawn**

17. Case: P12-080 Preliminary & Final Major Site Plan w/Deviations
Applicant: Kennedy Lofts, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 100 Newkirk Street
Block: 10703 Lot: 18
Zone: Journal Square 2060 Redevelopment Plan
Description: Renovation and change of use of existing 8 story office building to 56 residential units.
Deviations: Bicycle parking number and location, required 3-bedroom unit, sign size; as well as existing conditions of sidewalk width, at grade transformer location, building step-backs, and landscaping.
Decision: Approved.
18. Case: P12-085 Preliminary Major Site Plan for Phase 1-3 with
Deviations and
Final Major Site Plan for Phase 1 with Deviations
Applicant: Journal Square Associates, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 535-537 Summit Ave, 595-621 Pavonia Ave, 136 Magnolia Ave
Block: 9501 Lot: 4 – 8 and 10 – 16
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of 3 high-rise residential towers with 1,840 units, 920 parking spaces, 36,000 square feet of retail. Construction will be in 3 phases with interim parking.
Deviations: Minimum front yard setback, minimum sidewalk width, minimum walkway width, transformer location, parking between a building and a street for interim parking arrangement, porte-cocheres access, sidewalk design, minimum ground floor glazing, recessed entry way design, ground floor ceiling height, minimum tower setbacks, base building height, street frontage design, bike storage location, maximum parking in phase 2 only, tandem parking design, retail parking requirement, exterior parking lighting, interim parking landscaping requirement, parking access locations and driveway width, landscape curbing requirements, number, size, location, and lighting of signage.
Carried to December 5, 2012 Special meeting.
29. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-063 submitted by Metro PCS New York LLC (3288 Kennedy Boulevard).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-061 submitted by Metro PCS New York LLC (111 Storms Avenue)
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-060 submitted by Metro PCS New York LLC (15 Wilkinson Avenue).
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-059 submitted by Metro PCS New York LLC (195 New York Avenue)
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-058 submitted by Metro PCS New York LLC (49 Waverly Street)
 6. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-057 submitted by Metro PCS New York LLC (500 Manila Avenue)
 7. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-056 submitted by Metro PCS New York LLC (201 Claremont Avenue)
 8. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-055 submitted by Metro PCS New York LLC (563 Central Avenue)
 9. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-054 submitted by Metro PCS New York LLC (591 summit Avenue)
 10. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-053 submitted by Metro PCS New York LLC (10 C. Columbus Drive)
 11. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-052 submitted by Metro PCS New York LLC (430 Communipaw Avenue)
 12. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-051 submitted by Metro PCS New York LLC (615 Palisade Avenue)
 13. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-049 submitted by Metro PCS New York LLC (1855 Kennedy Blvd.)
 14. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviations # P12-090 submitted by PHM II Associates (2 Journal Square)
 15. Resolution of the Planning Board of the City of Jersey city Approving Preliminary & Final Site Plan # P12-029 supplemental resolution submitted by 148 First St. LLC memorializing Workforce and/or Affordable Housing regulations (148 First Street)
 16. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P12-081 submitted by Mack-Cali Plaza I, LLC (Columbus Drive – Block 11603, Lot 15)
 17. Resolution of the Planning Board of the City of Jersey City Approving final Major site Plan # P 05-058 submitted by Gargant Corp (445 Whiton Street)
30. Executive Session, as needed, to discuss litigation, personnel or other matters
31. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD